

QRRP SELF-SCORING WORKSHEET
SUMMARY OF POINTS

Point Criteria	Maximum Points for Non-Mixed Income Projects	Maximum Points for Mixed Income Projects	Points Scored
A. Federally Assisted At-Risk Project or HOPE VI Project. CDLAC Regulation § 5230(b). <i>If points received for At-Risk/HOPE VI, NO POINTS can be given for Section C, "Exceeding Minimum Rent Restrictions."</i>	20	20	
<u>At-Risk</u> ____ 10 points - At-Risk Project. ____ 10 points - Tenant paid rents 20% below market comps. <u>Hope VI</u> ____ 10 points - HOPE VI Project. ____ 10 points - Tenant paid rents 20% below market comps.			
B. Exceeding Minimum Income Restrictions CDLAC Regulation § 5230(c).	35	15	
<p>Use 2 decimal places in the calculations below, rounding only the final score.</p> <p>Number of Total Units (excluding manager units): ____</p> <p># of Units @ 50% AMI: ____ = ____% of total units.</p> <p># of Units @ 60% AMI: ____ = ____% of total units.</p> <p>Total Units @ 50% & 60% AMI: ____ = ____% of total Units</p> <p><u>Non-Mixed Income Project</u></p> <p><u>7 points</u> (x) ____ each 10% increment of restriction @ 50% AMI = ____ points.</p> <p><u>2 points</u> (x) ____ each 10% increment of restriction @ 60% AMI = ____ points.</p> <p>Total Non-Mixed Income Project Points <u>rounded to whole number</u> = ____</p> <p>(Mixed income points continued on page 2)</p>			

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B. Exceeding Minimum Income Restrictions - continued <u>Mixed Income Project</u> 3 points (x) ____ each 10% increment of restriction @ 50% AMI = ____ points. 0.5 point (x) ____ each 10% increment of restriction @ 60% AMI = ____ points. Total Mixed Income Project Points <u>rounded to whole number</u> = ____																																			
C. Exceeding Minimum Rent Restrictions CDLAC Regulation § 5230(e). <i>[If points received in Section A for At-Risk/HOPE VI, <u>NO POINTS</u> can be given in this section.]</i>	[10]	[10]																																	
<p style="text-align: center;"><u>Market Study Data</u></p> <p>Each Unit Type within the project <i>must</i> meet the 20% below market criterion in order to receive points. If one of the unit types within the project is not 20% below market, the project does not receive points.</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>PROJECT</th> <th>MARKET</th> <th>% BELOW MARKET</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">(data from Attachment R)</td> </tr> <tr> <td>SRO</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1BR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2BR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3BR</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4BR</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4" style="text-align: center;">AVERAGE OF PROJECT =</td> </tr> </tbody> </table> <p>Average of Project ____ - 20 = ____ the % that the average rental rate is below 20%</p> <p>1 point (x) ____ the % that the average rental rate is below 20%. = ____ Total points-<u>rounded to one-tenth decimal place</u></p>				TYPE	PROJECT	MARKET	% BELOW MARKET	(data from Attachment R)				SRO				1BR				2BR				3BR				4BR				AVERAGE OF PROJECT =			
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D. Gross Rents CDLAC Regulation § 5230(d)(1).	5	5	
<p>The Project will utilize Gross Rents to define Restricted Rental Units as evidenced by one of the following:</p> <p>_____ A letter from the local public housing agency that includes a current utility allowance schedule, certifies that the proposed Project is within its jurisdiction and itemizes the components of the utility allowance schedule applicable to the project;</p> <p>_____ For projects subject to a HUD Section 8 HAP Program, the utility allowance included in a HUD rent schedule that specifically identifies the Project.</p> <p>If a Project is to be substantially retrofitted for energy conservation, or will be newly constructed with substantial energy conservation, the Applicant may submit revised utility allowances based on the projected reduction in utility costs validated by either of the following:</p> <p>_____ A letter from the public utility or housing authority having jurisdiction over the Project that validates the revised utility allowances based on the proposed use of energy conservation materials;</p> <p><u>OR</u></p> <p>_____ A current utility allowance estimate consistent with 26 CFR section 1.42-10.</p>			
E. Large Family Units CDLAC Regulation § 5230(g)	5	5	
<p>At least 30% of the Restricted Rental Units must be three-bedroom or larger units.</p> <p># of 3+ bedroom Restricted Rental Units: _____</p> <p># of Restricted Rental Units: _____</p> <p>% of 3+ bedroom Restricted Rental Units: _____</p>			
F. New Construction/Adaptive Re-Use CDLAC Regulation § 5230(m)	10	10	
<p>_____ The proposed project is 100% new construction or adaptive re-use project.</p>			

Point Criteria - continued	Maximum Points for Non-Mixed Income Project	Maximum Points for Mixed Income Projects	Points Scored
G. Leveraging	10	10	
CDLAC Regulation § 5230(h)			
<p>Total development costs: \$_____</p> <p>Less Developer Fee: - \$_____</p> <p>Net Development Total (NDT): \$_____</p> <p style="text-align: center;">Use 1 decimal place in the calculations below (<i>round to one-tenth decimal place</i>).</p> <p><u>Public Funds</u></p> <p>Amount of committed public funds: \$_____ % of NDT: ____.</p> <p>1 point (x) ____ % of the NDT = ____ Public Funds points.</p> <p><u>Taxable Debt</u></p> <p>Amount of taxable debt: \$_____ % of NDT: ____.</p> <p>.5 point (x) ____ % of the NDT = ____ Taxable Debt points.</p>			
H. Community Revitalization Area	15	15	
CDLAC Regulation § 5230(i)			
<p>_____ CRA threshold criteria set forth in the CDLAC regulations are met</p> <p><u>AND</u></p> <p>_____ 5 points - The proposed Project is located in a CRA where specific and significant on-going community partnerships and programs have been created, are operational, and are providing community enhancement services in the neighborhood.</p> <p>_____ 5 points - The proposed Project is located in a CRA where substantial funds have been expended in the last three years, are being expended, or are committed to be expended to improve the community infrastructure of the overall area.</p> <p>_____ 5 points - The proposed Project is located in CRA where other projects contributing to community revitalization have been completed in the last three years, are underway, or are committed to be completed.</p>			

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I. Site Amenities CDLAC Regulation § 5230(j)	10	10	
<p>_____ 2.5 points – Within ¼ mile of a Public Transit Corridor; or a rural project using van or dial-a-ride service where there is no public transportation system.</p> <p>_____ 2.5 points - Within ½ mile of a park or recreational facility.</p> <p>_____ 2.5 points - Within ½ mile of a full scale grocery store of at least 25,000 gross interior square feet; within 1 mile for rural projects.</p> <p style="text-align: center;"><u>OR</u></p> <p>Within ¼ mile of a neighborhood market of at least 5,000 gross interior feet; within ½ mile for rural projects.</p> <p>_____ 2.5 points - Within ¼ mile of a public elementary school; ½ mile of a public middle school, or 1 mile of a public high school; an additional ½ mile for rural projects.</p> <p>_____ 2.5 points - Within ½ mile of a medical clinic or hospital; within 1 mile for rural projects.</p> <p style="text-align: center;"><u>OR</u></p> <p>Within ¼ mile of a pharmacy; within ½ mile for rural projects.</p> <p>_____ 2.5 points – Within ½ mile of a public library.</p> <p>_____ 2.5 points – High-speed internet or wireless “WiFi” service.</p>			
J. Service Amenities CDLAC Regulation § 5230(l)	10	10	
<p>_____ 5 points - After school program.</p> <p>_____ 5 points - Instructor-led educational, health and wellness or skill-building classes.</p> <p>_____ 5 points – Licensed childcare.</p> <p>_____ 5 points – Individualized health and wellness services and programs.</p> <p>_____ 5 points – <i>Bona fide</i> service coordinator/social worker.</p>			

Point Criteria - continued	Maximum Points for Non-Mixed Income Project	Maximum Points for Mixed Income Projects	Points Scored
K. Sustainable Building Methods	10	10	
CDLAC Regulation § 5230(k)			
<p>1. <u>New construction/adaptive reuse</u></p> <p>a. <i>Energy efficiency certification</i></p> <p>_____ 5 points - Project development and commitment to certification under one of the following energy efficiency programs:</p> <ul style="list-style-type: none"> - Leadership in Energy & Environmental Design (LEED for Homes); - Green Communities; - Green Point Rated Multifamily Guidelines. <p>b. <i>Additional points for exceeding Title 24 standards (Project must also receive points under section 1.a)</i></p> <p>_____ 2 points low-rise/3points high-rise - 17.5% over current standards.</p> <p>_____ 3 points low-rise/5points high-rise - 20% over current standards.</p> <p>_____ 5 points low-rise only - 25% over current standards.</p> <p>c. <i>Additional points for exceeding energy efficiency certification (Project must also receive points under section 1.a)</i></p> <p>_____ 3 points - LEED for Homes Silver</p> <p>_____ 5 points – LEED for Homes Gold</p> <p>_____ 3 points – Green Point Rated 100</p> <p>_____ 5 points – Green Point Rated 125</p> <p>2. <u>Acquisition & Rehabilitation Projects</u></p> <p>a. <i>Commitment to improve post-rehabilitation energy efficiency</i></p> <p>_____ 3 points - 15% improvement over current energy usage.</p> <p>_____ 5 points - 20% improvement over current energy usage.</p> <p>_____ 7 points - 25% improvement over current energy usage.</p> <p>_____ 10 points - 30% improvement over current energy usage.</p> <p>(Acquisition & rehabilitation additional points continued on page 7)</p>			

Point Criteria - continued	Maximum Points for Non-Mixed Income Project	Maximum Points for Mixed Income Projects	Points Scored
K. Sustainable Building Methods -continued			
2. Acquisition & Rehabilitation Projects			
b. Additional points for commitment to Project development and/or management incorporating one or more of the following:			
_____ 3 points - Photovoltaic generation (PV) or solar energy:			
PV generation that offsets tenant loads;			
<u>OR</u>			
PV generation that offsets 50% of common area load;			
<u>OR</u>			
Solar hot water for all tenants having individual water meters.			
_____ 3 points – Implementation of sustainable building management practices that include development of a project-specific maintenance manual, certification of building management staff in sustainable building operations and undertaking formal building systems commissioning, retro-commissioning or re-commissioning..			
_____ 3 points - Individual metering/sub-metering of gas, electricity or central hot water systems for all tenants.			
L. Negative Points From Previous Allocation Award(s)	No Maximum	No Maximum	
CDLAC Regulation § 5230(k)			
<i>Deductions will be assessed against the Project Sponsor (general partner) and related parties .</i>			
_____ -10 points - Each failure to utilize committed public funds or taxable debt for which points were granted; assessed for a period of two calendar years from the date on which the prior allocation was awarded.			
_____ -10 points - Each failure to issue bonds resulting in reversion of an entire allocation; assessed for a period of two succeeding years from the date on which the prior allocation was awarded.			
_____ -10 points - Each failure to spend bond proceeds in full, or in accordance with the terms and conditions of a Committee resolution; assessed for a period of three calendar years from the date of determination of the failure to spend proceeds.			
_____ -10 points – Each failure to comply with any provision of a Committee resolution; assessed for a period of three calendar years from the date of determination of non-compliance.			
TOTAL POINTS:			

